

# 4 Calder Nook, Lakelands, WA 6180

## House For Sale

Thursday, 13 June 2024

4 Calder Nook, Lakelands, WA 6180

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 520 m2

Type: House



David Beshay  
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**\$699,000**

David Beshay welcomes you to 4 Calder Nook, Lakelands, a remarkable property located directly opposite a tranquil park! This spacious 3-bedroom, 2-bathroom home offers abundant space, featuring expansive living areas, generously sized bedrooms, and an additional theatre room that has the potential to be converted into a fourth bedroom. With two driveways and side access, it's perfect for storing your 4WD, caravan, boat or other toys! Enjoy energy savings and year-round comfort with solar panels and split system air conditioning throughout the home. Conveniently located, you will have easy access to Lakelands Primary School and Mandurah Baptist College just a minute down the road, while Lakelands Shopping Centre and train station are a short 3-minute drive away. This stunning home is adorned with beautifully maintained and mature gardens, leading to an invitingly wide entry door that welcomes you inside. Positioned at the front of the home, the master bedroom offers ample space to accommodate a king-sized bed, complemented by large his and hers walk-in wardrobes. The private ensuite features a double sink vanity and luxurious double shower for added indulgence. Additionally, a spacious theatre room awaits at the front of the home, perfect for unwinding with a movie night or binge-watching your favourite Netflix series. Alternatively, this versatile space can easily be converted into an additional fourth bedroom to suit your needs. This luxurious home boasts two additional spacious bedrooms, each with built-in wardrobes. The family bathroom is well-appointed with both a bathtub and shower, plus a separate toilet for convenience. An abundance of storage is provided with a large linen closet and an expansive laundry room with backyard access. The stunning open-plan living and dining areas creates an ideal space for entertaining. The dining room is generously sized, comfortably accommodating an 8-seater table. The galley-style kitchen is a culinary haven, featuring stone bench tops, stainless steel appliances, a 900mm gas stove and oven, and large walk-in pantry. Bathed in natural light, the living room provides a warm and inviting space with sliding doors leading to the alfresco area. The spacious alfresco area with decking is perfect for hosting family and friends. Meticulously maintained backyard offers plenty of lawn space and mature gardens, along with a garden shed for additional storage. A sandpit provides a fun play area for young children or grandchildren as a bonus! The side of the house features a gated, paved area with side access, perfect for parking your boat, caravan, 4WD or other recreational toys securely. Features: - Gated side access perfect for storing your boat, caravan or 4WD! - Solar panels - Split system air conditioning throughout - NBN connected - Large master suite with his and hers walk-in wardrobes - Luxurious private ensuite with double sink vanity and double shower - Spacious theatre room with potential to convert into fourth bedroom - Open plan kitchen, dining and living area - Stone kitchen bench tops - Stainless steel kitchen appliances with 900mm 5 burner stove and oven - 2 large minor bedrooms with built-in wardrobes - Large laundry and linen closet - Decking to alfresco area - Well maintained gardens with bonus of shed and sand pit - 550m to Mandurah Baptist College - 650m to Lakelands Primary School - 1.4km to Lakelands Shopping Centre - 1.5km to Coastal Lakes College - 1.6km to Lakelands Train Station - 3km to Madora Bay Beach Other Features: - Built approx. 2012 - 520m<sup>2</sup> sized block - Sizeable 204m<sup>2</sup> internal living area - Water rates: \$1,525.99 p/a approx. - Council rates: \$2,220.00 p/a approx. - Potential rental income: \$650 p/w as a 3x2 or \$700 p/w as a 4x2 This beautiful home is not only move-in ready but conveniently located right in the heart of Lakelands, making this the perfect home for first-time buyers, families, downsizers and investors alike. Your perfect home awaits - call David Beshay today! 0460 732 432 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.